

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE
WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Ballinger Housing Authority

PHA Number: TX077

PHA Fiscal Year Beginning: (mm/yyyy) 04/01/2002

PHA Plan Contact Information:

Name: Dorothy Wadsworth

Phone: 915-365-2629

TDD: 915-365-2629

Email (if available): ballpha@wcc.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

Annual PHA Plan

Small PHA Plan Update

Fiscal Year 2002

[24 CFR Part 903.7]

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Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

None

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 135,000.

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment F.
3. In what manner did the PHA address those comments? (select all that apply)
- ☒ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
☐ Yes ☐ No: below or
☒ Yes ☐ No: at the end of the RAB Comments in Attachment F.
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _____.
- ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) State of Texas

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- ☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- ☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan: A major change or alteration to the approved plan

B. Significant Amendment or Modification to the Annual Plan: The activities added to the approved plan to correct substantial deviation

Exception to the definitions: Any required, mandatory or regulatory changes

Attachment A**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment B - Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program: TX21P07750100 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center;">2000</div>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	26,000	26,000	26,000	26,000
3	1408 Management Improvements	6,500	812	812	812
4	1410 Administration	6,500	2,437		
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs		17,563	17,563	10,639
8	1440 Site Acquisition				
9	1450 Site Improvement	66,348	1,500	1,500	1,500
10	1460 Dwelling Structures	10,000	43,622		
11	1465.1 Dwelling Equipment—Nonexpendable	5,000	25,244	25,244	25,244
12	1470 Nondwelling Structures	5,000	3,220	3,220	3,220
13	1475 Nondwelling Equipment	5,000	9,950	9,951	9,951
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	130,348	130,348	86,457	77,366
21	Amount of line 20 Related to LBP Activities		61,185	17,563	10,639
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Attachment B - Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Ballinger,Texas		Grant Type and Number Capital Fund Program #: TX21P07750100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		26,000	26,000	26,000	26,000	100.0%
	Public Housing Occupancy Training for Administrative Assistant	1408				412	412	100.0%
	Texas Housing Annual Conference for Executive Director	1408				400	400	100.0%
HA Wide	Total Management Improvements	1408		6,500	812	812	812	100.0%
	Executive Director's time, sundry, advertising	1410						
HA Wide	Total Administration	1410		6,500	2,437			
TX077001	Lead Base Paint Testing	1430				5,822	5,822	100.0%
TX077001	Risk Assessment for Lead Hazards	1430				4,817	4,817	100.0%
TX077001	Lead Abatement Control Design	1430				6,924		
	Total Fees & Costs	1430			17,563	17,563	10,639	87.8%
TX077001	Disable gas lines and remove	1450			1,500	1,500	1,500	100.0%
	Total Site Improvements	1450		66,348	1,500	1,500	1,500	100.0%
TX077001	Lead Based Paint Abatement	1460			43,622			
	Total Dwelling Structures	1460		10,000	43,622			
HA Wide	Electric Ranges	1465	55			12,701	12,701	100.0%
HA Wide	Refrigerators	1465	37			12,543	12,543	100.0%
	Total Dwelling Equipment	1465		5,000	25,244	25,244	25,244	100.0%
HA Wide	Management / Maintenance Building - install HVAC System in Shop Area	1470				1,900	1,900	100.0%
HA Wide	Community Center - Install and paint wood in ceiling of porches	1470				1,320	1,320	100.0%
	Total Nondwelling Structures	1470		5,000	3,220	3,220	3,220	100.0%
HA Wide	Equipment / Furniture for Community Center	1475				9,951	9,951	100.0%
	Total Nondwelling Equipment	1475		5,000	9,950	9,950	9,950	100.0%

**Attachment B - Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

[illegible]

Attachment B - Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

Attachment B - Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program: TX21P07750101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	10,740.	1,000.		
3	1408 Management Improvements	7,600.	1,000.		
4	1410 Administration	5,500.	1,000.		
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	10,000.	5,000.		
8	1440 Site Acquisition				
9	1450 Site Improvement	45,250.	7,615.		
10	1460 Dwelling Structures	35,903.	99,378.		
11	1465.1 Dwelling Equipment—Nonexpendable	1,000.	1,000.		
12	1470 Nondwelling Structures	5,000.	5,000.		
13	1475 Nondwelling Equipment	12,000.	12,000.		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	132,993.	132,993.		
21	Amount of line 20 Related to LBP Activities	10,000.	94,378.		
22	Amount of line 20 Related to Section 504 Compliance	2,000.	1,000.		
23	Amount of line 20 Related to Security	2,500.	2,500.		
24	Amount of line 20 Related to Energy Conservation Measures - (1406) Replace window inserts as needed. Many of the double pane windows in our family units have lost their seal and become cloudy; therefore they have lost their insulating ability.	5,000.	00.		

Attachment B - Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program #: TX21P07750101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX077001 - 01	Additional Handicapped Accessibility repairs / equipment	1460	As needed / requested	500.	0.			
TX077001 - 02	Revamp / Update front entries	1460	23	24,903.	0.			
TX077001 - 03	Install doorbells	1460	46	1,740.	0.			
TX077001 - 04	Install mini-blinds in all units	1460	345	2,500.	0.			
TX077001 - 05	Professional Services	1430	46	10,000.	5,000.			
TX077001 - 06	Landscaping Playground / Outdoor equipment	1450	As needed / required	7,500.	1,000. 1,615.			
TX077001 - 07	Termite Prevention	1460	As Needed	5,000.	5,000.			
TX077001 - 08	Lead Based Paint Abatement	1460	As Needed		94,378.			
TX077002 - 01	Additional Handicapped Accessibility repairs / equipment	1460	As needed / requested	500.	00.			
TX077002 - 02	Install doorbells	1460	20	760.	0.			
TX077002 - 03	Screen-in mailbox area, with lighting and ceiling fan	1470	1	2,500.	2,500.			
TX077002 - 04	Add 2 parking spaces Curb & gutter 3 sides of block Concrete existing parking areas Install sidewalk from new entry to existing walk	1450	2 1 3 20	26,750.	0.			
H/A Wide - 01	Security Lighting	1450	As required	2,500.	2,500.			

Attachment B - Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program #: TX21P07750101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide - 02	Normal operating expenses and extraordinary maintenance: Repaint exterior trim on buildings Repaint interior of buildings Replace / repair ceiling and wall material and trim Replace / repair clothesline Replace front screen doors Replace interior doors Replace kitchen cabinets / counter tops Replace tile floors Replace carpet Replace window inserts Replace vent-a-hoods Replace / repair sidewalks Replace office / maintenance tools & equipment	1406	As needed	10,740.	1,000.			
H/A Wide - 03	Management Improvements - Send office and maintenance staff to any training that becomes available within the next 3 years that will be beneficial to the operation of the housing authority and cause that employee to be more knowledgeable and adept in their duties. Hire part-time Resident Coordinator	1408	As required	7,600.	1,000.			
H/A Wide - 04	Administration - The Executive Director will have to spend part of her time in the expenditure of these funds.	1410	As required	5,500.	1,000.			
H/A Wide - 05	Signs to Identify Sites	1450	6	6,000.	00.			

Attachment B - Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program #: TX21P07750101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide - 07	Ranges	1465	2	500.	500.			
H/A Wide - 08	Refrigerators	1465	2	500.	500.			
H/A Wide - 09	Office Equipment - Add / replace computers, printers, copier, telephones, software, desk, chairs	1475	As Needed	4,000.	4,000.			
H/A Wide - 10	Maintenance Equipment - Add / Replace riding lawnmower, floor buffer	1475	As Needed	4,000.	7,000.			
H/A Wide - 11	Community Center Equipment - New Community Center needs tables, chairs, range, refrigerator, sofa, decorative items, mini-blinds	1475	As Needed	4,000.	1,000.			
M/M Building -01	Additional Handicapped Accessibility repairs / equipment	1470	As needed / requested	1,000.	1,000.			
M/M Building -02	Install new front door / revamp area	1470	1	1,500.	1,500.			
Community Center - 01	Fencing - Install privacy fence in back and on one side of Community Center to allow for privacy of surrounding residents	1450	1	2,500.	2,500.			

Attachment B - Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Attachment B - Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	11,500			
3	1408 Management Improvements	8,500			
4	1410 Administration	6,750			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	42,250			
10	1460 Dwelling Structures	41,250			
11	1465.1 Dwelling Equipment—Nonexpendable	2,500			
12	1470 Nondwelling Structures	4,250			
13	1475 Nondwelling Equipment	8,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	135,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	1,000			
24	Amount of line 21 Related to Security – Soft Costs				

Attachment B - Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs	2,500			
26	Amount of line 21 Related to Energy Conservation Measures				

Attachment B - Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX077001-01	Revamp / update front entries to apartments	1460	23 ea.	25,250				
TX077001-02	Termite Prevention	1460	As Needed	5,000				
TX077002-01	Add 2 ea. parking spaces and curb and gutter 3 sides of block, repair / replace sidewalks as needed	1450	As Stated	26,750				

Attachment B - Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Ballinger, Texas			Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide-01	Normal operating expenses and extra ordinary maintenance Repaint exterior trim on buildings Repaint interior of buildings Replace / repair ceiling and wall material and trim Replace / repair clothesline Replace front screen doors Replace interior doors Replace kitchen cabinets / counter tops Replace tile floors Replace carpet Replace window inserts Replace vent-a-hoods Replace / repair sidewalks Replace office / maintenance tools & equipment	1406	N/a	11,500				

Attachment B - Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide-02	Send office and maintenance staff to any training that becomes available which will be beneficial to the operation of the housing authority and cause those employees to be more knowledgeable and adept in their duties	1408	As Stated	1,000				
H/A Wide-03	Hire part time resident coordinator	1408	As Stated	7,500				
H/A Wide-04	The Executive Director will have to spend part of her time in the expenditure of these funds	1410	As Stated	6,750				
H/A Wide-05	Professeeioal Services	1430	As Needed	10,000				
H/A Wide-06	Security Lighting	1450	As Needed	2,500				
H/A Wide-07	Landscaping	1450	As Needed	2,500				
H/A Wide-08	Playground/outdoor equipment	1450	As Needed	4,000				
H/A Wide-09	Groundfill under playground equipment	1450	As Needed	500				
H/A Wide-10	Signs to identify sites	1450	As Needed	6,000				
H/A Wide-10	Additional Handicapped Acessibility repairs / equipment	1460	As Needed	1,000				
H/A Wide-11	Install doorbells	1460	64 ea	2,500				
H/A Wide-12	Install mini-blinds	1460	As Needed	2,500				
H/A Wide-13	Replace kitchen cabinets	1460	4 ea.	5,000				
H/A Wide-14	Replace Ranges	1465	5 ea.	1,250				
H/A Wide-15	Replace Refrigerators	1465	5 ea.	1,250				

Attachment B - Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Ballinger, Texas		Grant Type and Number Capital Fund Program Grant No: 2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A Wide-16	Outdoor kiosk for notices / bulletins at M/M Building	1470	1 ea.	1,000				
H/A Wide-17	Install garage door opener for M/M Building	1470	1 ea	500				
H/A Wide-18	Install payment / keydrop at office front door	1470	1 ea.	250				
H/A Wide-19	Install through the exhaust fans in the bathrooms of the M/M Building	1470	2 ea.	500				
H/A Wide-20	Repaint interior / exterior of M/M Building	1470	As Stated	2,000				
H/A Wide-21	Office Equipment - Add / replace computers, printers, copier, telephones, software, desk, chairs	1475	As Needed	3,000				
H/A Wide-22	Maintenance Equipment - Add / Replace riding lawnmower, floor buffer	1475	As Needed	4,000				
H/A Wide-23	Community Center - Add / replace furnishings as requested or needed	1475	As Stated	1,000				

Attachment C - Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Ballinger, Texas		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2003	Work Statement for Year 3 FFY Grant: PHA FY: 2004	Work Statement for Year 4 FFY Grant: PHA FY: 2005	Work Statement for Year 5 FFY Grant: PHA FY: 2006
	Annual Statement				
1406 Operations		13,500	13,500	13,500	13,500
1408 Management Improvements		13,000	13,500	13,500	13,500
1410 Administration		6,750	6,750	6,750	6,750
1430 Fees and Costs		10,000	10,000	10,000	10,000
1450 Site Improvement		36,000	36,000	36,000	11,000
1460 Dwelling Structures		44,750	33,250	42,750	60,250
1465 Dwelling Equipment		2,500	2,500	2,500	2,500
1470 Nondwelling Structures		1,500	2,500	2,500	10,000
1475 Nondwelling Equipment		7,000	17,000	7,500	7,500
CFP Funds Listed for 5-year planning		135,000	135,000	135,000	135,000
Replacement Housing Factor Funds					

Attachment C - Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2003</u> FFY Grant: 2003 PHA FY: 03/31/2003			Activities for Year: <u>2004</u> FFY Grant: 2004 PHA FY: 3/31/2004		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual	TX077001	Termite Prevention	5,000.		Termite Prevention	5,000.
Statement		Revamp / Update front entries	24,900.			
	H/A Wide	Operations	13,500	H/A Wide	Operations	13,500
		Management Improvements	13,000		Management Improvements	13,500
		Administration	6,750.		Administration	6,750.
		Professional Services	10,000.		Professional Services	10,000.
		Security Lighting	500.		Security Lighting	500.
		Landscaping	5,000.		Landscaping	5,000.
		Playground / Outdoor Equipment	5,000.		Playground / Outdoor Equipment	5,000.
		Ground fill under playground equipment	500.		Ground fill under playground equipment	500.
		Covered Parking	25,000.		Covered Parking	25,000.
		Additional Handicapped Accessibility repairs / equipment	1,000.		Additional Handicapped Accessibility repairs / equipment	1,500.
		Install lighting over kitchen sinks	7,000.		Replace kitchen cabinets	15,000.
		Replace kitchen cabinets	6,850.		Install ceiling fans in all living rooms and bedrooms	12,250.
		Replace dwelling equipment	2,500.		Replace dwelling equipment	2,500.
		Replace flooring material at M/M Building	1,500.		Update / modernize bathrooms at M/M Building	2,000.
		Replace Nondwelling Equipment	7,000.		Replace Nondwelling Equipment	17,000.
Total CFP Estimated Cost			\$135,000			\$135,000

Attachment C - Capital Fund 5 Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : <u>2005</u> FFY Grant: 2005 PHA FY: 3/31/2005			Activities for Year: <u>2006</u> FFY Grant: 2006 PHA FY: 3/31/2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TX077001	Replace flooring material in 9 units	10,050	TX077001	Replace flooring material in 37 units	40,000
	Termite Prevention	5,000		Termite Prevention	5,000
H/A Wide	Operations	13,500	H/A Wide	Operations	13,500
	Management Improvements	13,500		Management Improvements	13,500
	Administration	6,750		Administration	6,750
	Professional Services	10,000		Professional Services	10,000
	Security Lighting	500.		Security Lighting	500.
	Landscaping	5,000		Landscaping	5,000.
	Playground / Outdoor Equipment	5,000		Playground / Outdoor Equipment	5,000
	Ground fill under playground equipment	500.		Ground fill under playground equipment	500.
	Covered Parking	25,000		Additional Handicapped Accessibility repairs / equipment	1,000.
	Additional Handicapped Accessibility repairs / equipment	1,000		Replace kitchen cabinets	14,250.
	Install ceiling fans in bedrooms and living rooms	10,200		Replace Dwelling Equipment	2,500.
	Cover all electrical, telephone, cable conduit on building exteriors	10,000		Update / Modernize Maintenance Area	10,000
	Replace kitchen cabinets	6,500.		Replace Nondwelling Equipment	7,500

	Replace Dwelling Equipment	2,500.			
	Repaint interior / exterior of Community Center	2,500.			
	Replace Nondwelling Equipment	7,500			
Total CFP Estimated Cost		\$135,000			\$135,000

Required Attachment D: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Rufus Williams

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires): 02/04/2003

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: 02/04/2002

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):
Robert L. Moore, Mayor, City of Ballinger, Texas

Required Attachment E : Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Mary Hernandez
Linda Hearn
Jimmie Ray
Debra Dolinsek
Shannon Jones Eckert
Lupe Reyna
Lebecca Davis
Teisha Schomer
Michelle Beaver
Clark Hill
Eva Perez
Mark Heath
Oscar Rivera
Randall Jacks
Mickell Lindemann
Loy Morris
Barbara Cornett
Ada Lee Smith
Margaret Cooke
Ruth Inman
Lucille Paschal
Joy Watkins

Members that were present at the October 24, 2001 Resident Advisory Board Meeting:

Barbara Cornett
Ruth Inman
Loy Morris
Lucille Paschal
Jimmie Ray
Ada Lee Smith
Joy Watkins
Elena Vasquez

Required Attachment **E**: Comments of Resident Advisory Board or Boards & Explanation of PHA Response:

TX077002

Barbara Cornett - None

- Ruth Inman
- a. Overhead lighting is #1 on my needs list. When sewing it is really hard to see (already in the plan)
 - b. Need small sidewalks at the back porches. It gets muddy out there. (already in the plan)
 - c. Need windows cleaned on the outside. They really get dirty. It is hard for the older people to clean outside. (This is a maintenance item that is the resident's responsibility. We can do windows but would have to charge resident to do so)

Loy Morris - Monthly Newsletter to residents to keep them informed on what is going on. (We will do a monthly news letter using the ResidentParticipation Funding)

- Lucille Paschal
- a. Ceiling fans and lights in living room and bedroom. (already in the plan)
 - b. Lights over the sink. (already in the plan)
 - c. Relocate thermostat to another wall or install thermostat with bigger dial so she can see it (When questioning the resident about this request, it was found that she has a table in front of the thermostat that she has to lean over to see or adjust the thermostat. Relocating the thermostat to another wall is not practical; numbers on this thermostat same size as on old heat only thermostat. Also, thermostat setting is not something that needs to be done with any frequency.)

Jimmie Ray - Mark parking areas by apartment number. (This is a normal maintenance item that will be referred to a work order)

Ada Lee Smith - None

Joy Watkins - Lighting over kitchen sinks. (Already in the plan)

Elena Vasquez - Kitchen cabinets are warped, some don't close good (This item added to the plan)

TX077001

Lebecca Davis (could not attend meeting, brought written comments in) -

- a. Fire extinguisher in each apartment. (Because of the necessity of keeping fire extinguishers certified plus the fact that they would be out of the control of the housing authority, this idea is not feasible. If the resident had tampered with the fire extinguisher it would not be reliable)
- b. Security lighting at all parking areas (This item added to plan)
- c. Neighborhood Watch (This item would have to be organized by the residents)
- d. More playground equipment - basketball court, soccer field, etc. (This item added to the plan)

Required Attachment G: Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? One (TX077001)
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? One (TX077002)
- c. How many Assessments were conducted for the PHA's covered developments? One

The development assessed did not meet the following tests:

1. Conversion would not be more expensive than continuing to operate the development (or a portion of it) as public housing.
2. Conversion would primarily benefit residents of the public housing development to be converted and the community
3. Conversion would not adversely affect the availability of affordable housing in the community

K ***Based on the above assessment, it would not be feasible to do voluntary conversion because no other low-rent housing is available in the community.***

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: